089.0	0001	0023.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	868,400 / 868,400
					USE VALUE:	868,400 / 868,400
					ASSESSED:	868,400 / 868,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-35A	PINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEATING PATRICIA A
Owner 2:	
Owner 3:	
Street 1:	35A PINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Asbestos Exterior and 2172 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	460,800	8,600	399,000	868,400
Total Card	0.115	460,800	8,600	399,000	868,400
Total Parcel	0.115	460,800	8,600	399,000	868,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 399.82 | /Parcel: 399.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56174
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

!7195!

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0001-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	461,600	8600	5,000.	399,000	869,200	869,200	Year End Roll	12/18/2019
2019	104	FV	345,300	8800	5,000.	404,700	758,800	758,800	Year End Roll	1/3/2019
2018	104	FV	345,300	8800	5,000.	302,100	656,200	656,200	Year End Roll	12/20/2017
2017	104	FV	324,400	8800	5,000.	273,600	606,800	606,800	Year End Roll	1/3/2017
2016	104	FV	324,400	8800	5,000.	262,200	595,400	595,400	Year End	1/4/2016
2015	104	FV	290,000	9000	5,000.	222,300	521,300	521,300	Year End Roll	12/11/2014
2014	104	FV	290,000	9000	5,000.	210,900	509,900	509,900	Year End Roll	12/16/2013
2013	104	FV	301,400	9000	5,000.	200,600	511,000	511,000		12/13/2012

PRINT

Date	Time
12/10/20	21:51:48

LAST REV

Date	Time
07/17/19	10:42:40
apro	
7195	

USER DEFINED

Prior Id # 1:	56174
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEATING CATHERI	25515-277		7/27/1995		110,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2017	446	Redo Kit	19,000	C				
9/24/2009	889	Manual	18,000					
4/2/2008	307	Det. Gar	15,800	C		G9	GR FY09	REBUILD FREE STAND

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Meas/Inspect	163	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	5									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.13342535
Const Adj.:	0.93100190
Adj $ / SQ:	179.388
Other Features:	105762
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	566081
Depreciation:	105291
Depreciated Total:	460790

COMMENTS

pdas.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

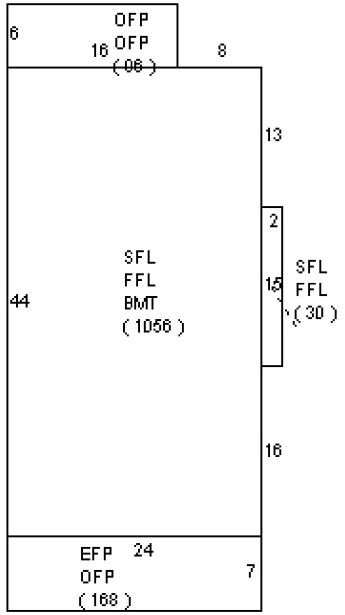
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	179.39
Special Features:	0	Val/Su Net:	122.68
Final Total:	460800	Val/Su SzAd	212.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,086	179.390	194,815
SFL	Second Floor	1,086	179.390	194,815
BMT	Basement	1,056	53.820	56,830
OFP	Open Porch	360	19.630	7,066
EFP	Enclos Porch	168	40.430	6,793

Net Sketched Area:	3,756			Total:	460,319
Size Ad	2172	Gross Are	3756	FinArea	2172

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

089.0-0001-0023.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	G	GD	2008	28.40	T	6.6	104			8,600			8,600

More:	N	Total Yard Items:	8,600	Total Special Featues:	
				Total:	8,600